

ENGINEERS ESTIMATED QUANTITIES

ITEM	QUANTITY
8" P.V.C. SEWER LINE	11,200 LF
40" DIA. SANITARY SEWER MANHOLES	41 EA
4" SEWER LATERAL	151 EA
8" SEWER STUB AND CAP	1 EA

STORM DRAIN

ITEM	QUANTITY
18" ROP STORM DRAIN	364 LF
24" ROP STORM DRAIN	100 LF
27" ROP STORM DRAIN	225 LF
48" ROP STORM DRAIN	237 LF
64" ROP STORM DRAIN	205 LF
D1, MODIFIED "C" 24.5 LF	3 EA
D1, MODIFIED "C" 8.5 LF	10 EA
D8" DIA. STORM DRAIN MANHOLE	7 EA

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	8" P.V.C. WATER LINE	12,846	LF		
2	6" DUCTILE IRON PIPE WATER LINE	121	EA		
3	6" GATE VALVE	32	EA		
4	8" 11.25' BEND	5	EA		
5	8" 22.5' BEND	5	EA		
6	48' BEND	5	EA		
7	4" X 8" X 8' TEEL	17	EA		
8	PRE FABRICATED ASSEMBLY (INCLUDES 6" GATE VALVE)	10	EA		
9	3" CO. W/2" BLOWOFF ASSEMBLY	23	EA		
10	4" EA	4	EA		

STREETS

[illegible]

NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.

LAND USE INFORMATION

FLOOD ZONE DESIGNATION:	FEMA-C-A
TOTAL AVERAGE:	86.51 ACRES
TOTAL LOTS:	151 LOTS
AVERAGE LOT SIZE:	29.221 S.F.
MILLION LOT SIZE:	14,832 S.F.
DENSITY:	1.7 DU/ACRE
LAND USAGE AND ZONING:	WAOB1
CURRENT LAND USAGE:	SINGLE FAMILY RES.
PROPOSED LAND USAGE:	WAOB1
ADJACENT ZONING:	WAOB1
ADJACENT LAND:	1.66 ACRES
PARK, DRAINAGE AREAS	

DISCLAIMER NOTE

UTILITY LOCATIONS SHOW
WHEREAS, THE APPROXIMATE
LOCATIONS OF THE
CONTRACTORS RESPONSIBILITY
TO DETERMINE THE EXACT
HORIZONTAL AND VERTICAL
LOCATION OF ALL EXISTING
UTILITIES PRIOR TO
COMMENCING CONSTRUCTION,
NO REPRESENTATION IS MADE
THAT THE LOCATION OF UTILITIES
SHOWN ON THE MAP IS
THE RESPONSIBILITY FOR UTILITIES
NOT SHOWN OR UTILITIES
LOCATED IN THEIR PROPER

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JANUARY

GEOTECHNICAL NOTE:

ALL CONSTRUCTION SHALL CONFORM WITH THE
SOILS REPORT PREPARED BY: AMERICAN SOIL
ENGINEERING, LLC.

FEMA FLOOD ZONE

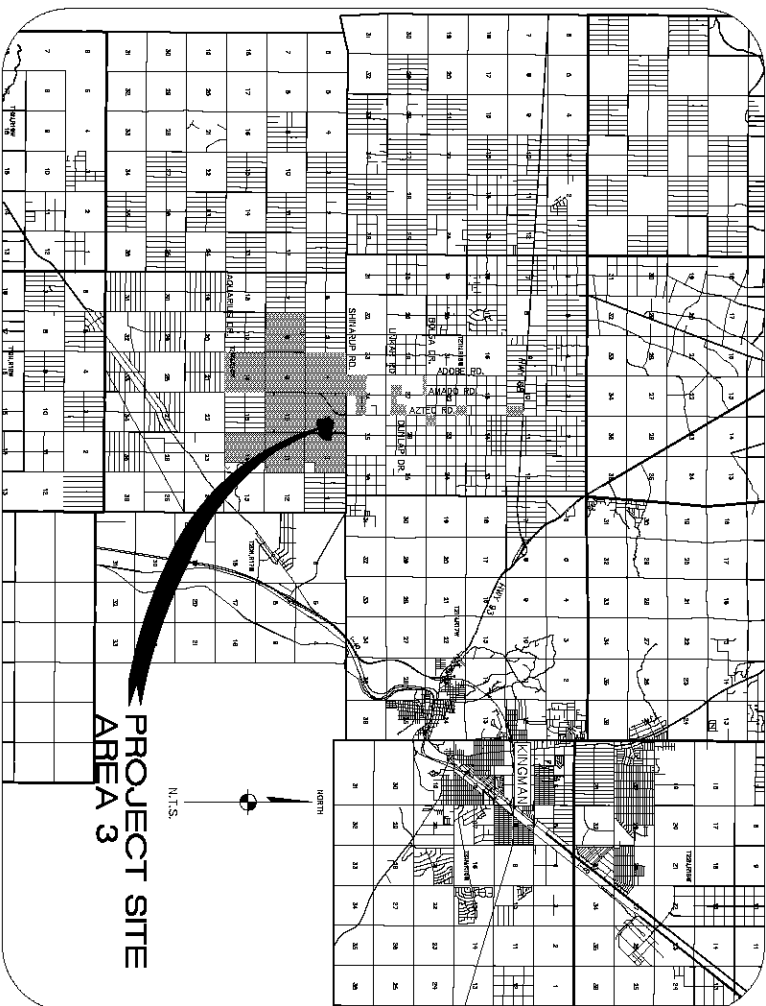
FEMA MAP: PANEL NO. 04000 2325C
MAP UPDATE: OCT 20, 2006

UTILITIES

SEWAGE DISPOSAL	PERKINS MOUNTAIN WATER COMPANY	780	780
WATER	FERROUS MOUNTAIN WATER COMPANY	780	
ELECTRICITY	FERROUS MOUNTAIN WATER COMPANY	780	
TELEPHONE	FERROUS MOUNTAIN WATER COMPANY	780	
TELEPHONE	FERROUS MOUNTAIN WATER COMPANY	780	
SOLID WASTE COLLECTION	FERROUS MOUNTAIN WATER COMPANY	780	
SOLID WASTE DISPOSAL	FERROUS MOUNTAIN WATER COMPANY	780	

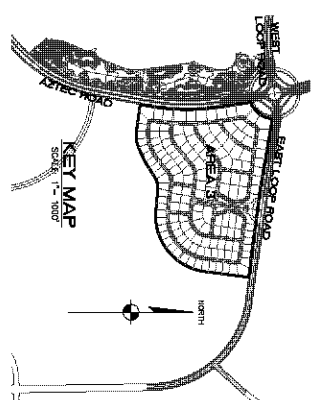
VICINITY MAP

NITS



IMPROVEMENT PLANS
FOR
RHODES HOMES ARIZONA, LLC
GOLDEN VALLEY RANCH
AREA 3
TRACT #

A PORTION OF SECTION 2, 3, TOWNSHIP 20 NORTH, RANGE 18 WEST
GILA AND SALT RIVER MERIDIAN,
MOHAVE COUNTY, ARIZONA

TRACT #

OWNER

SOUTH DAKOTA CONSERVANCY LLC
4730 S. FORT APACHE RD
SUITE 300
LAS VEGAS, NEVADA 89147
(702) 873-5538

DEVELOPER

RHODES HOMES ARIZONA, LL
2215 HUAPAI MTH. RD.
SUITE H
KINGMAN, ARIZONA 86401
(928) 718-2210

ENGINEER / SURVEYOR

STANLEY CONSULTANTS, INC.
5620 S. EASTERN AVENUE
SUITE 200
LAS VEGAS, NEVADA 89118
(702) 360-0396

BASIS OF BEARINGS

NORTH 007°33'38" EAST - THE WEST LINE OF THE NORTHWEST QUARTER
COR. 1/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 WEST, CLAY
COUNTY, MOHAWE COUNTY, ARIZONA, AS DETERMINED BY
ARIZONA COORDINATE SYSTEM OF 1983 (AZ83 - NAD 83 WEST ZONE,
INTERMEDIATE, FOOT CENTS, UTILIZING FAST STATIC OBSERVATIONS
PROCESSED BY IGS-09).

BENCHMARK

BEICMARK: # "SD 34" M.C.S.D.
ELEVATION: 2580-2623 FT (7 AND 88)
DESCRIPTION: ALUM CAP 2" DIA. SET IN CONCR. 85 FT. NORTHEAST OF
THE SOUTH 1/4 CORNER OF SEC. 35, T. 21 N., R. 14 W. AND THE
INTERSECTION OF SHIRASAMP DR. AND HOPK RD., STAMPED "SD 34 19
RTLS 10-3-53."

CONTRACTOR'S NOTE

CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN INFORMATION ON PLANS AND EXISTING SITE CONDITIONS.

SOURCE OF TOPOGRAPHY

EXISTING GRAVITY TOPOGRAPHY WAS DEVELOPED FROM TWO SOURCES:
1. MOHAVE ENGINEERING AND ASSOCIATES, INC (KERNAL - 2 CONTRACTS); DATED 12/21/04
2. AEROTEC MAPMATS (KERNAL - 2 CONTRACTS); DATED 7/13/05
BOTH AERIAL SURVEYS WERE DONE ON ROAD 29 AND WERE CONVERTED TO NAVD83 BY RAISING SURFACE ELEVATIONS A DISTANCE OF 2.546 FT BASED ON NGD-OPUS SOLUTIONS OF FAST STATIC SURVEY ON MOHAVE DOWNEY CONTROL POINT NO. 36.

SHEET INDEX		DRAWING TITLE
SHEET NO.	DWG NO.	
1	01	COVER SHEET
2	1015	GENERAL NOTES, ABBREVIATIONS, LEGEND
3-9	011-017	DETAILS
10-11	101-102	DATE AND CURVE DATA SHEET
12-13	101-103	STATIONING
25-33	011-011	UTILITY PLANS
34-41	011-011	SURVEY DATA
42-46	011-014	SWEEP LIGHT & TRAFFIC CONTROL PLAN
		PLAN AND PROFILE SHEETS

PRELIMINARY ISSUE FOR REVIEW
NOT FOR CONSTRUCTION 03-10-06